

CHARLOTTE COUNTY PLANNING AND ZONING BOARD
Administration Center, 18500 Murdock Circle, Room 119, Port Charlotte, Florida

Board Members

Paula Hess, Chair
Michael Gravesen, Vice-Chair
Stephen J. Vieira, Secretary
Paul Bigness
Kenneth Chandler



District

District II
District V
District I
District III
District IV

AGENDA

November 9, 2015 at 1:30 P.M.

Call to Order

Roll Call

Approval of Minutes October 12, 2015

Announcements

NOTE: *For each case on the Agenda, there will be a twenty (20) minute time limit for applicant's presentations, a five (5) minute time limit for each citizen's presentation, and a five (5) minute time limit for applicant's response.*

The Charlotte County Commission meeting room (Room #119) is accessible to the physically disabled. However, if you need assistance or require auxiliary services please contact our office at 941-743-1392. FM Sound Enhancement Units for the Hearing Impaired are available at the Front Desk.

PETITIONS

1. PA-14-12-18-LS

Legislative

Commission District I



Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large Scale Plan Amendment to the Department of Economic Opportunity for review and comments; the amendment request is to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Low Density Residential (LDR) to Commercial (COM) with an annotation to the 2030 Future Land Use Map to limit use of the site to outdoor storage, wholesale tree farm and nursery operation with customary accessory uses which are clearly incidental to the permitted uses; for property located northwest of Harborview Road, south of Old Landfill Road, and east of Pebble Terrace, in the Port Charlotte area, containing 23.75± acres; Commission District I; Petition No. PA-14-12-18-LS; Applicant: Timothy Verwiebe; providing an effective date.

2. Z-15-03-03

Quasi-Judicial

Commission District I



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Residential Estate (RE-1) to Planned Development (PD), for property located northwest of Harborview Road, south of Old Landfill Road, and east of Pebble Terrace, in the Port Charlotte area, containing 23.75± acres; Commission District I; Petition No. Z-15-03-03; applicant: Timothy Verwiebe; providing an effective date.

Recommendation

Community Development Department: *Approval*

3. Z-15-09-09

Quasi-Judicial

Commission District V



An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Planned Development (PD) to Planned Development (PD), for property located at 3358 and 3362 Tamiami Trail, in the Port Charlotte area, containing 1.32± acres; Commission District V; Petition No. Z-15-09-09; Applicant: Creighton Construction and Management, LLC; providing an effective date.

Recommendation

Community Development Department: *Approval*



There is ONE staff report covering the four items below:

4. Sec. 3-9-62: Assisted Living

Facility (ALF)

Legislative

Countywide

An Ordinance amending Charlotte County Code Chapter 3-9, Zoning, by revising Section 3-9-62, Assisted Living Facility (ALF) to correct scrivener's errors; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

Recommendation

Community Development Department: *Approval*

5. Revisions to Section 3-9-69, Conditional Uses and Structures

Legislative

Countywide

An Ordinance amending Charlotte County Code Chapter 3-9, Zoning, by revising Section 3-9-69, Conditional Uses and Structures; providing for conditions for 4H, FFA and similar uses and activities under Residential Single-family (RSF), Residential Multi-family (RMF), Residential Multi-Family Tourist (RMF-T), and Manufactured Home Conventional (MHC) zoning districts; and correcting scrivener's errors; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

Recommendation

Community Development Department: *Approval*

6. Revisions to Section 3-9-33: Residential Single-family (RSF), Section 3-9-34: Residential Multi-family (RMF), Section 3-9-35: Residential Multi-Family Tourist (RMF-T), and Section 3-9-37: Manufactured Home Conventional (MHC)

Legislative

Countywide

An Ordinance amending Charlotte County Code Chapter 3-9, Zoning, by adding 4H, FFA and similar uses and activities as conditional uses and structures to Residential Single-family (RSF), Residential Multi-family (RMF), Residential Multi-Family Tourist (RMF-T), and Manufactured Home Conventional (MHC) zoning districts; providing for conflict with other ordinances; providing for severability; and providing for an effective date. Applicant: Charlotte County Board of County Commissioners.

Recommendation

Community Development Department: *Approval*

**7. Revisions to Buffers, Landscaping,
and Tree Requirements**

Legislative

Countywide

An Ordinance of the Board of County Commissioners of Charlotte County, Florida, amending Charlotte County Code Chapter 3-9, Zoning, by amending Section 3-9-100, Buffers, Landscaping, and Tree Requirements; providing for revised definitions; providing for revised applicability; providing for revised landscape plan; providing for revised planting standards; providing for revised maintenance requirements; and providing for Florida-Friendly landscaping; amending Section 3-9-100.1, Buffers; providing for revised installation standards; amending Section 3-9-100.2, Landscaping; providing for revised parking lot screening; providing for revised interior parking lot landscaping; amending Section 3-9-110.3, Tree Requirements; providing for revised Exhibit 6: Tree Points for Development Types; providing for revised tree removal requirements; providing for revised heritage trees requirements; providing for revised criteria for issuance of tree removal authorization; providing for revised tree removal authorization and exemptions; providing for revised prohibited trees requirements; providing for a requirement of the planting of banyan trees; providing for revised Exhibit 8: List of Approved Tree Species; providing for deletion of Exhibit 9: Prohibited Plants; providing for conflict with other ordinances; providing for severability; and providing an effective date. Applicant: Charlotte County Board of County Commissioners.

Recommendation

Community Development Department: *Approval*